

SIZE 140,949 square feet

DEMOGRAPHICS

I mile	3 mile	5 mile				
Population 13,994	87,663					
Households 4,887 13,665 30,432						
Median HH Income (\$) 88,667 95,841 118,441						

MAJOR TENANT(S)

Cub Foods Subway Great Clips

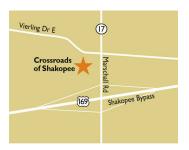
LEASING CONTACT

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MORE INFO

www.phillipsedison.com





LOCATION

1198 Vierling Drive E | Shakopee, MN 55379

PROPERTY HIGHLIGHTS

- Anchored by Cub Foods, the number one grocer in the Twin City area
- Additional tenants include Papa Murphy's, Great Clips, The UPS Store, Subway, and OneMain Financial
- Located 24 miles southwest of downtown Minneapolis, with a population exceeding 39,400 in a three-mile radius with an average household income more than \$112,500
- The center is located at the intersection of NWC US Highway 169 and Marschall Road, the two major arterial roads in the city of Shakopee which benefits from more than 38,100 vehicles per day



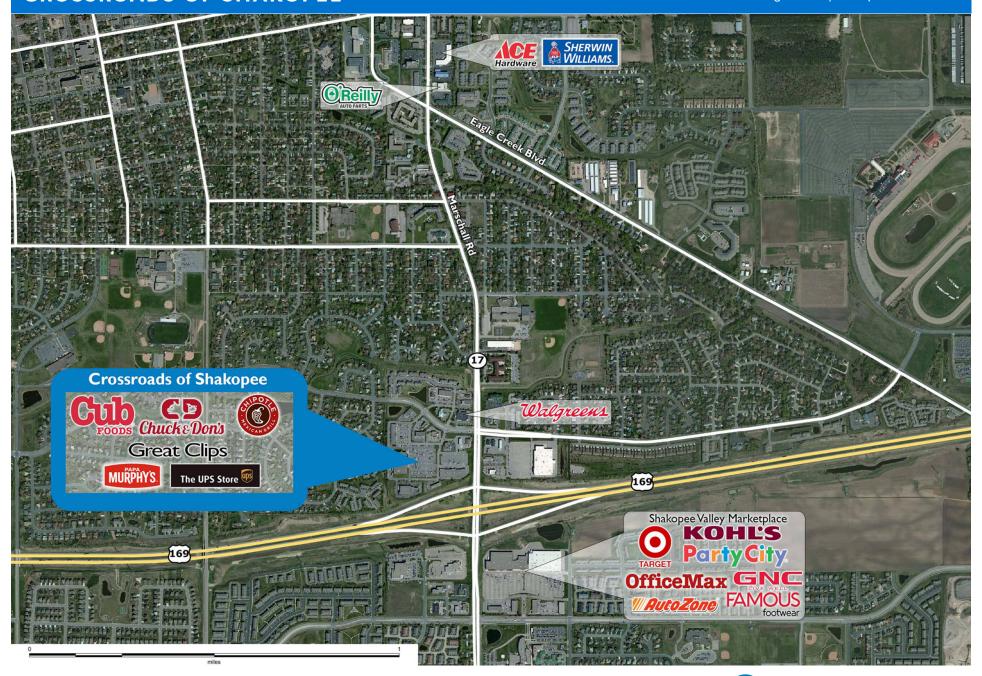


CROSSROADS OF SHAKOPEE

SPACE	TENANT	SQ. FT.		Great Clips	1,267 SF
A1262	Cub Foods Liquor	6,709 SF	B1176	Marschall Road Animal Hospital	1,610 SF
	Pizza Ranch	6,722 SF	B1180	Wingstop	1,190 SF
A1270	Chuck & Don's Pet Food & Supplies	4,578 SF	C1106	Papa Murphy's Pizza	1,195 SF
A1272	AVAILABLE	2,517 SF	C1108	T-Mobile	1,193 SF
A1274	Hong Kong Buffet II	5,189 SF	CIII0	\$5 Tan	2,575 SF
A1276	US Marine Corps	1,876 SF	CIII4	Sapporo	2,400 SF
	Recruiting Office		D1136	Home Choice	6,532 SF
A1278	Master Moon Tae Kwon Do	5,877 SF	D1140	AT&T	1,597 SF
A1282	The Golf Garage	6,227 SF	OP	Chipotle Mexican Grill	2,500 SF
B1128	Soccer Fun-da-Mentals	5,063 SF	SHADI	REMax	
B1144	AVAILABLE	1,537 SF	SHAD2	SuperAmerica	
B1152	Tobacco Shop	2,553 SF	SHAD3	AD3 Capital Tire and Auto	
B1156	Subway	1,338 SF		Repair	
B1160	The UPS Store	1,215 SF	SHAD4	Precision Auto Collision Inc	
B1164	AVAILABLE	1,267 SF	SHVDE	Wells Fargo	
B1168	Cover Nails	1,267 SF	100	Cub Foods	440FF 6F
					64,955 SI
			TOTAL	. SQ. FT.	140,949
SITE	LEGEND				
Π Δ.	دا با داده		По-		
Available			_	cupied	
Leased (not occupied)					
Cia	te Boundary				







Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections Calculated using TAS Retrieval Retrieval Apr 17, 2024



Latitude: 44.779873 Longitude: -93.509589

	sroads of Shakopee	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Snak	opee, MN			
	Q4 2023 Estimated Population	13,994	39,489	87,663
	2028 Projected Population	15,774	44,822	96,319
	2010 Census Population	12,256	32,271	72,870
	2000 Census Population	7,577	20,462	47,555
e	1990 Census Population	3,667	12,124	27,456
Population	roos concae i opanamon	3,001	,	,.00
ndc	Historical Annual Growth 1990 to 2000	7.53%	5.37%	5.65%
4	Historical Annual Growth 2000 to 2010	4.93%	4.66%	4.36%
	Estimated Annual Growth 2010 to2023	0.97%	1.48%	1.35%
	Projected Annual Growth 2023 to 2028	2.42%	2.57%	1.90%
	Median Age	36.7	37.2	38.7
	Q4 2023 Estimated Households	4,887	13,665	30,432
	2028 Projected Households	5,514	15,553	33,456
	2010 Census Households	4,297	11,276	25,362
	2000 Census Households	2,681	7,467	16,447
olds	1990 Census Households	1,297	4,280	9,699
Households	Historical Annual Growth 1990 to 2000	7.53%	5.72%	5.42%
401	Historical Annual Growth 2000 to 2010	4.83%	4.21%	4.43%
	Estimated Annual Growth 2010 to 2023	0.94%	1.41%	1.33%
	Projected Annual Growth 2023 to 2028	2.44%	2.62%	1.91%
	Population per Household	2.85	2.83	2.84
	White	61.4%	64.7%	69.1%
Population by Race	Black or African American	10.7%	8.8%	5.6%
ulatio	Asian & Pacific Islander	12.3%	9.3%	10.8%
o d	Other Races	6.3%	6.8%	5.8%
	Hispanic Population	9.3%	10.4%	8.6%
υ	Average Household Income	\$104.103	¢112 560	¢151 252
	Average Household Income Median Household Income	\$104,193 \$88,667	\$112,569 \$95,841	\$151,353 \$118,441
Incom	Per Capita Income	\$36,554	\$39,484	\$52,980
	Elementary	5.2%	4.4%	3.2%
	Some High School	4.7%	3.9%	2.7%
tion 25+	High School Graduate	27.9%	25.5%	19.4%
Je 2	Some College	16.7%	16.9%	15.4%
Education (Age 25+)	Associates Degree Only	13.3%	13.2%	11.5%
	Bachelors Degree Only	21.9%	25.0%	32.9%
	Graduate Degree	10.2%	11.1%	15.0%
v)	Number of Businesses	303	1,188	2,168
səu	Total Number of Employees	6,066	23,172	38,098
Business	Employees per Business	20.01	19.50	17.57
B	Residential Population per Business	46.15	33.24	40.44
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